

White Lodge, Farnham, Surrey





An imposing and substantial family home, on the fringes of Farnham.

Summary of accommodation

Main House

Entrance lobby | Dining hall | Drawing room

Kitchen/breakfast/family room | Sitting room | Conservatory

Rear lobby/utility room | Pool room with boiler room and shower room | Cloakroom

Principal bedroom with en suite bathroom, two dressing rooms and study/bedroom six | Four further bedrooms

Family bathroom and separate shower room

Outbuildings

Integral double garage | Barn style open fronted double garage

Garden and Grounds

Heated swimming pool | Greenhouse | Outhouses | Gardens

In all about 1 acre



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Situation

White Lodge occupies a private individual setting in one of Farnham's most highly regarded locations, well known for its variety of substantial individual houses. Farnham town centre is approximately 1.3 miles, providing a wide range of varied shopping, cultural and educational facilities plus a mainline station to London Waterloo.

This location is within easy reach of several popular schools including South Farnham, Waverley Abbey and Weydon School in Farnham, Edgeborough and Frensham Heights, Charterhouse and Prior's Field in Godalming, Amesbury and The Royal School in Hindhead, The High School and The Royal Grammar School in Guildford, St Catherine's in Bramley and Cranleigh School.

There is nearby access from here to a wide expanse of countryside with National Trust Lands, particularly to the south, providing superb opportunities for walking, riding and country pursuits. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.

The A31 is within 0.9 miles, giving access to the A3 and M25 and also the A331 connecting you to the M3 and the rest of the national motorway network and the south coast. Heathrow and Gatwick are accessible by train and car from this location.

Distances

Farnham Centre 1.3 miles, Farnham Station 0.8 miles (London Waterloo from 51 mins), Godalming 10 miles (London Waterloo from 43 mins), Haslemere 10.6 miles (London Waterloo from 57 mins), Guildford 11.4 miles (London Waterloo from 36 mins), Central London 42.5 miles

Roads: A3 Milford 6.5 miles, M25 (Wisley Junction 10) 19.3 miles

Airports: London Heathrow 27.8 miles, London Gatwick 43.8 miles

(Distances and times approximate)



White Lodge

White Lodge is a substantial and handsome family home, dating back to the 1920s.

The house has been extended over the years and now provides flexible accommodation on three floors. On the ground floor are three principal reception rooms, a substantial Amdega conservatory plus an area of the house providing a pool room, shower room and boiler room for the swimming pool. The reception rooms have high ceilings, fireplaces and overlook mature gardens.

The principal suite has two dressing rooms and also offers a study that can alternatively be used as a sixth bedroom. On the second floor are two further bedrooms with a boarded attic room housing the boiler and this could potentially make a great hobbies room.

The house has been in the same ownership for the last 13 years and has been well maintained. It now offers the opportunity for an incoming purchaser to place their mark on it.





Outbuildings

Adjacent to the house is a substantial double garage. In addition there is an Alitex greenhouse and garden stores. There is also a store opposite the swimming pool.

Gardens

White Lodge is approached through impressive electrically operated double gates, that then lead down a brick paved driveway that swings around to the back of the house and garage providing ample parking.

The gardens of White Lodge are very special and create a private haven of mature established grounds. On the southern side is a substantial expanse of lawn fronting the house surrounded by mature well-stocked flower and shrub borders, providing an array of colours throughout the seasons. The boundaries to the front are defined by mature beech hedging. York stone steps lead down to a lower level of lawn with an ornamental pond and fountain that provides a delightful sitting area. Adjacent to this is the terrace and swimming pool area and beyond there is a compost area plus stores for tools and machinery.

Extending along the boundaries are high hedges and some wonderful mature trees.





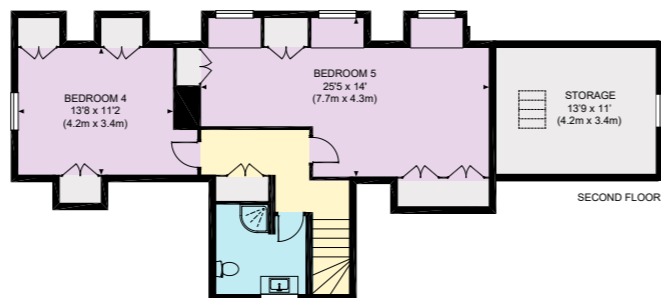
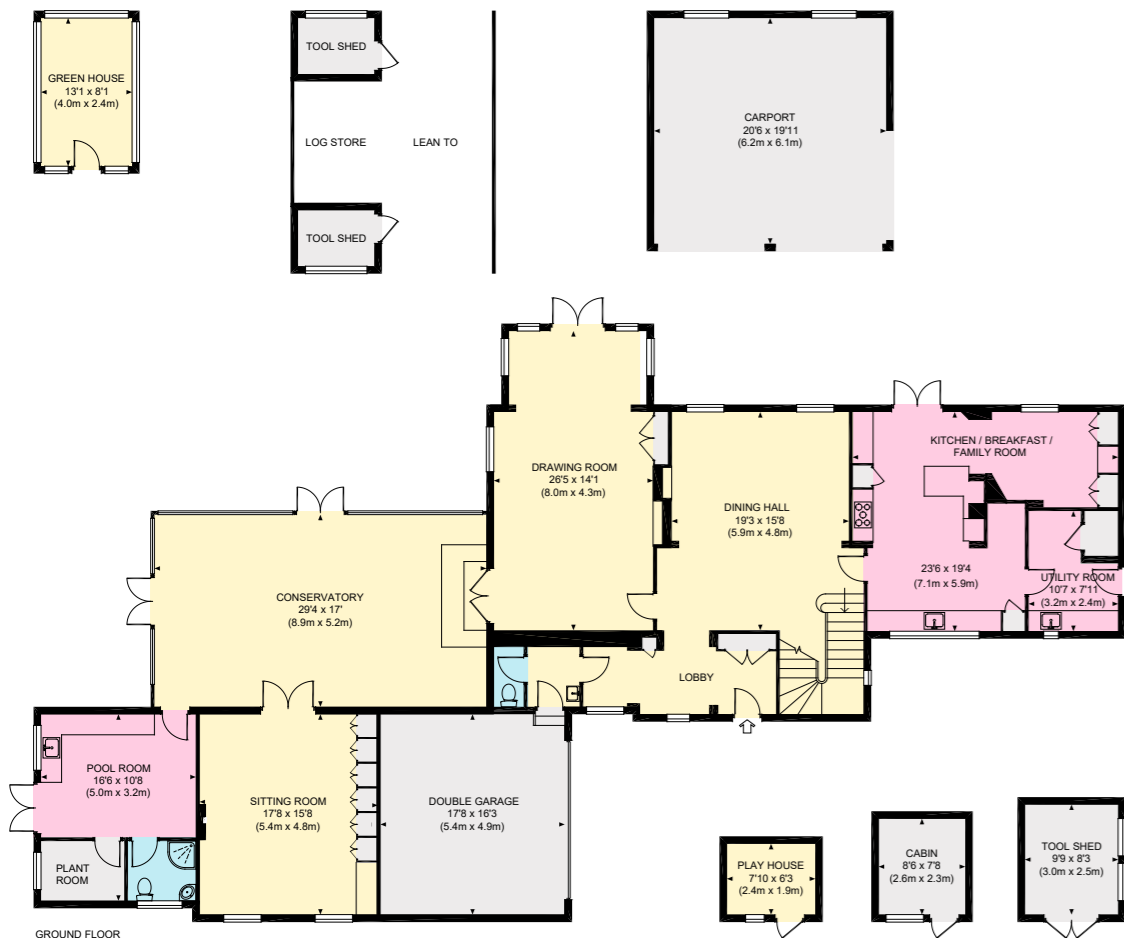
Approximate Gross Internal Floor Area

Main House: 5,349 sq ft / 497 sq m

Outbuildings 767 sq ft / 71.3 sq m

Total: 6,116 sq ft / 568.3 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity and septic tank drainage. There is gas fired central heating. The pool is also heated by gas boilers.

Local Authority: Waverley Borough Council 01483 523333

Council Tax Band: H

Energy Performance Certificate Rating: Band D

Directions (Postcode: GU9 8JA)

From Guildford proceed in a westerly direction on the A31 towards Farnham. After about 7 miles, upon reaching the Shepherd and Flock roundabout, bear left continuing on the A31 signposted Winchester and Farnham. At the next set of traffic lights turn left signposted to Farnham Station. Continue and cross over the railway track and bear right onto Tilford Road. After 0.8 miles White Lodge will be found on your left hand side, immediately before the road heads downhill.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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